

WARWICK TOWNSHIP PLANNING COMMISSION MINUTES

January 25, 2012

Acting Chairman Thomas Zug convened the January 25, 2012 meeting of the Warwick Township Planning Commission at 7:00 p.m. Present were Commissioners Thomas Zug, Jane Boyce, John Gazsi, John Hohman, Craig Kimmel, Daniel Garrett and Kenneth Kauffman. In attendance were Township Manager Daniel Zimmerman, Township Engineer Charles Hess, Bruce E. Garner, Mitchell A. Kemp, Gwen Newell, Christine Wilson, Art and Jane Myers, Bill and Doris Splain, and A. Richard Erisman.

ELECTION OF OFFICERS FOR 2012: Acting Chairman Thomas Zug opened the floor to nominations for Chairman of the Planning Commission. On a motion by Garrett, seconded by Gazsi, the Commission voted unanimously to nominate and elect Thomas Zug as Chairman of the Planning Commission, Jane Boyce as Vice-Chairwoman of the Planning Commission, and Daniel Zimmerman as Secretary of the Planning Commission.

Chairman Zug convened the meeting for the remainder of the evening.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the minutes of the December 28, 2011 meeting as written.

COMMUNICATIONS: The Commission received a copy of the submission deadlines and meeting dates for the Lancaster County Planning Commission.

CONSIDER THE CONCEPT SKETCH PLAN FOR THE WALTER TRACT, PREPARED BY SNYDER, SECARY & ASSOCIATES, DATED 1/11/2012: Mitchell Kemp, representing Snyder, Secary & Associates, explained that the site is located along Owl Hill Road, beside the Members 1st Credit Union. He added that the site is zoned residential and the plan proposes to subdivide the tract into 4 single-family building lots. He stated that the plan as proposed would avoid the woodlands, wetlands, floodplain and other environmentally sensitive features of the site. He added that the project would need approval of a Variance of the minimum front yard building setback (from 40' to 30'), and for a reduced cul-de-sac length (less than 250') and width (from 50' to 40') in order to protect these areas. He explained that the cul-de-sac has a hammer-head design in order to accommodate the proposal. He noted that the plan also proposes a future 40' right-of-way to the adjoining property if needed.

The Chairman explained that his concern with the a reduction of the right-of-way width is the potential future access to the adjoining lot. He added that if the roadway would become public, it should meet the appropriate design standards. Kemp stated that the intent is to accommodate the adjoining property, since it is currently land-locked.

The Township Manager explained that when the Members 1st Credit Union Land Development Plan was submitted, the developer was required to illustrate the potential development of this tract since it was subdivided from the credit union property. He explained that the Sketch Plan presented at that time also illustrated four lots; however, a private street was proposed and the potential roadway extension was not illustrated. The Township Manager explained that the Township has previously approved cul-de-sac design modifications for environmental features and stated that the Millwyck project was approved with a reduced right-of-way. He noted that these

modified roadways are privately-owned.

Kemp explained that the plan also addresses the potential to relocate the home across Owl Hill Road from this site to one of the proposed lots. Garrett inquired what is the hardship to justify the requested Variance other than to develop the tract to its fullest extent. Kemp explained that it would allow the tract to be developed while protecting environmentally sensitive features. The Township Manager explained that each of the lots meets the minimum lot size requirement of 15,000 square feet, and the minimum lot frontage requirements. He added that the previous plan also proposed four lots, with one lot on one side of the cul-de-sac and three lots on the other side. He noted that the previous layout encroached on the environmental features. He explained that the current proposal illustrates two lots on each side of the proposed cul-de-sac in order to protect these areas. The Township Manager explained that the cartway of the proposed roadway would be 28' wide, with parking limited to one side. He inquired how the applicant intends to address sidewalks and utilities within the reduced right-of-way. Kemp explained that the 30' front yard setback is a non-buildable area and the utilities could be extended within this area, and the sidewalk would be against the right-of-way line. The Township Manager explained that the Township has been consistent in requiring roadways for future public dedication to meet the guidelines of the Ordinance. Kemp stated that the decision of whether or not the roadway would be privately owned has not been determined by the property owner. The Commission members concurred that the roadway would need to be privately owned in order for them to consider any modification to the roadway design. Otherwise, it would need to meet the Ordinance requirements.

Kemp explained that stormwater management would be addressed on each lot. He stated that additional stormwater facilities could be provided in order to address the additional impervious area created by the roadway. The proposed stormwater facilities area proposed within the future access area to the adjoining lot and the Commission members suggested that the proposed location be altered in order to avoid this area if the roadway were extended. Kemp stated that the roadway extension would be costly since it would require mitigation of wetlands and additional permits, so the extension might not be feasible. The Township Manager inquired whether the relocation of the historic home on the adjacent lot to this site would alter the proposed character of the development. Kemp explained that they do not anticipate any contemporary homes within the development.

The Chairman stated that the applicant will need to consider whether the proposed roadway would be privately or publicly owned. Kemp inquired whether the Commission would be agreeable to considering the requested roadway modifications if it would remain privately owned. One of the Commission members suggested that the applicant consider relocating the proposed lot with the detached garage to Lot B since it has more side yard area. This would allow the home to be moved farther from the access drive to the Members 1st site. In addition, consideration should be given to locating the driveways serving Lots B and C at the hammerhead in order to accommodate the design feature. The applicant noted that this area accommodates the turn-around of delivery and/or trash collection vehicles. The Township Engineer stated that if the home on Lot A is reoriented to face Owl Hill Road, a front yard Variance might not be needed. He added that it would also match the existing homes on Owl Hill Road.

The Township Manager explained that in conjunction with the relocation of the historic home on the adjacent lot. The plan proposes two small commercial buildings since this lot is zoned Local Commercial. The plan also shows a shared parking area between these two buildings. The

Township Engineer suggested that the Applicant consider shared use of the adjoining access to Burger King. This would require coordination between the two property owners. This would provide a rear access to the site, and the proposed buildings could be moved closer to Owl Hill Road. The Township Engineer explained that if the current access to the site would be used for the commercial property, a left turn would occur within the east-bound through lane along Owl Hill Road which could cause traffic issues.

Gwen Newell, representing the Lancaster County Planning Commission, stated that it appears the best option would be to use a shared access with the Burger King site. She added that this would allow the buildings to be oriented to Owl Hill Road which could help the commercial sale value of the lot.

Christine Wilson, 19 East Woods Drive, stated that there does not appear to be a hardship to develop the lot as proposed with four lots. She also expressed concern over the illustrated access to the adjoining High property. She noted that the lot is not land-locked since the property has access along East Woods Drive.

Bill Splain, 9 East Woods Drive, stated that he agrees with Wilson's concerns. He added that the proposed access to the High property would allow the High property to be developed and create additional traffic on Owl Hill Road, and also to East Woods Drive potentially.

The Applicant inquired whether the Commission members would be agreeable to granting a Waiver of the cul-de-sac design if the roadway is privately-owned. The Commission members noted that they would be agreeable and suggested that the Applicant consider the other design elements that were discussed this evening to create a conforming plan.

CONTINUED DISCUSSION ON THE UPDATE TO THE 2012 LITITZ/WARWICK STRATEGIC PLAN: The Township Manager explained that Elizabeth Township representatives will be deciding whether or not they will join in the Joint Strategic Plan process at their meeting on February 13th.

ADJOURNMENT: With no further business to come before the Commission, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager